



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the Tuesday, January 17, 2023 APC Workshop Meeting
Presented for approval: February 6, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, January 17, 2023 at Westfield City Services Center.

Active Links for this meeting:

[January 17, 2023 APC Agenda & Exhibits](#)

[January 17, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: All present.

City Staff Present In-Person: Kevin Todd, Director and Daine Crabtree, Senior Planner

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ELECTION OF OFFICERS

Motion: Nominate Robert Horkay as APC President for 2023.

Motion by: Deck; Second: Burkman. Motion passed. Vote 9-0.

Motion: Nominate Ginny Kelleher as APC Vice President for 2023.

Motion by: Burkman; Second: Spoljaric. Motion passed. Vote 9-0.

APPOINTMENT OF BZA REPRESENTATIVE

Motion: Nominate Dave Schmitz as BZA Representative for 2023.

Motion by: Kelleher; Second: McCarty. Motion passed. Vote 9-0.

APPROVAL OF MINUTES

Kelleher motioned to approve the December 19, 2022 Minutes.

Deck seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 7:27](#)

2206-DDP-16

Guidepost Montessori Daycare (Andover)

18110 Grassy Branch Road

NVS Properties 20, LLC by Murphy Real Estate Services requests Detailed Development Plan approval of a 10,875 SF daycare facility on 2.06 acres +/- in the Andover PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

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2212-DDP-46

Link Office Suites

17711 Dartown Road

DB Klain Construction by Weihe Engineers requests Detailed Development Plan approval of a 15,121 SF office building on 2.3 acres +/- in the Alpha Tau Planned Unit Development (PUD) District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented in the associated Staff Report.

Maue seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2301-PUD-02 [PUBLIC HEARING]

[*YouTube Time: 8:16*](#)

Grand Park Village PUD, Amendment V

South & adjacent to 186th Street, east of Kinsey Avenue

Grand Communities, LLC by Nelson & Frankenberger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation/Petitioner presentation.

Public Hearing for 2301-PUD-02 opened at 7:30 p.m.

- One public comment.

Public Hearing for 2301-PUD-02 closed at 7:32 p.m.

Petitioner responses / APC comments.

Kelleher motioned to forgo the APC Workshop meeting for 2301-PUD-02.

Maue seconded. Motion passed. Vote 9-0.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2207-PUD-13

Woods Robinson Briggs PUD Amendment II [CONTINUED]

Generally, at 904 East 191st Street

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191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.
(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 57:04](#)

- Plan Commission Liaison
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0.
The meeting adjourned at 8:19 p.m.

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Signature Page for APC Minutes for January 17, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary